066.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	819,200 / 819,200
					USE VALUE:	819,200 / 819,200
					ASSESSED:	819,200 / 819,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARUSO PAUL & MARIA A
Owner 2:	
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,219 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1970, having primarily Vinyl Exterior and 2530 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7219.000	373,600		445,600	819,200
Total Card	0.166	373,600		445,600	819,200
Total Parcel	0.166	373,600		445,600	819,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.79 | /Parcel: 323.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 42581

GIS Ref

GIS Ref

Insp Date 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0006-0005.0

!5699!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	373,600	0	7,219.	445,600	819,200	819,200	Year End Roll	12/18/2019
2019	104	FV	348,600	0	7,219.	413,800	762,400	762,400	Year End Roll	1/3/2019
2018	104	FV	348,600	0	7,219.	413,800	762,400	762,400	Year End Roll	12/20/2017
2017	104	FV	326,100	0	7,219.	362,800	688,900	688,900	Year End Roll	1/3/2017
2016	104	FV	326,100	0	7,219.	331,000	657,100	657,100	Year End	1/4/2016
2015	104	FV	277,100	0	7,219.	292,800	569,900	569,900	Year End Roll	12/11/2014
2014	104	FV	277,100	0	7,219.	276,900	554,000	554,000	Year End Roll	12/16/2013
2013	104	FV	288,600	0	7,219.	263,500	552,100	552,100		12/13/2012

PRINT

Date	Time
12/10/20	20:33:00

LAST REV

Date	Time
04/16/19	14:57:46
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5699

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13017-696		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	42581
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Measured	372	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
4/19/2000	Inspected	270	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	267	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7219		Sq. Ft.	Site		0	70.	0.88	12									445,600						445,600	

Total AC/HA:	0.16573	Total SF/SM:	7219	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	445,600	Spl Credit		Total:	445,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.06501973
Const Adj.:	0.99247509
Adj $ / SQ:	147.981
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532974
Depreciation:	159359
Depreciated Total:	373615

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

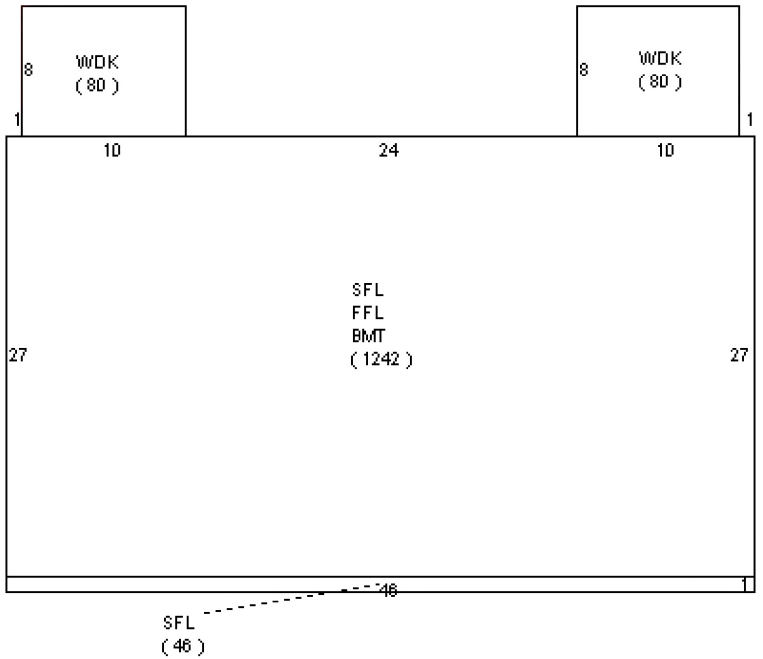
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			
Juris. Factor:		Before Depr:	147.98
Special Features:	0	Val/Su Net:	95.02
Final Total:	373600	Val/Su SzAd	147.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,288	147.980	190,599
BMT	Basement	1,242	44.390	55,138
FFL	First Floor	1,242	147.980	183,792
WDK	Deck	160	12.160	1,945
	Net Sketched Area:	3,932	Total:	431,474
Size Ad	2530	Gross Are	3932	FinArea 2530

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	